

MINUTES

SELECTMEN'S/ASSESSORS' MEETING

Tuesday, May 21, 2019

William Pullen Building Meeting Room

6:30 p.m.

Selectmen Present: Greg Grotton, Lyle Cramer, Jim Justice, John Shepard, and Sarah Drickey

Others Present: Joshua White, John Gibbons, Bruce Cobb, Bill Lombardi, Adam Fuller, and Mary Jane West

- 1. Call Selectmen's Meeting to order:** 6:30 p.m.
- 2. Pledge of Allegiance**
- 3. Open Public Hearing on the Land Use Ordinance Changes:** 6:32 p.m.

Motion by: Jim Justice

2nd by: Lyle Cramer

5-0

Discussion on changes to *Subdivision Ordinance*:

Grant Watmough briefly reviewed and explained why the changes to the ordinance were made. He stated that Gartley & Dorsky (the engineering & surveying firm) found problems with the current ordinance and brought it to the Planning Board's attention. Grant stated that suggestions as to how to make the changes were not made by the firm. Once brought to the town attorney's attention, it was also recommended to make the appropriate changes. At that point, the changes were made by the Planning Board to simplify the clauses that did not make sense. The board researched and used similar clauses that are written in the Rockport ordinance as well as in the Southern Regional Planning Commission's booklet on subdivisions.

John Shepard asked if the town attorney proposed the changes. Grant stated that the attorney only suggested revisions to help simplify the wording. John Gibbons believes that the modifications changed the ordinance rather than clarify it. John Gibbons wanted to know what prompted the changes. Grant reiterated that the clauses needed clarification. Mary Jane West believes that there are several issues with how the

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subdivision ordinance is written. With her prior experiences, she feels that it is loosely written and would not stand up in court.

Greg feels because of the opposition, a public meeting is needed with the Planning Board, as they may be able to speak for the newly revised ordinance. Adam Fuller stated that it is not out of the ordinary to adopt universal standards. He is not seeing the liability issues that others are emphasizing. At this point in time, John Shepard does not feel comfortable accepting the amendments as written. Josh White wonders if each town has an obligation to follow current standards. Greg feels overall, it would need to be state mandated. Adam Fuller agrees they are just complying with standardization, but with the opposition, it should be tabled and go before the Planning Board once again. He believes there should be a level playing field, but also believes there is no malicious intent behind the changes.

Motion by: John Shepard to delay accepting the subdivision ordinance.

2nd by: Jim Justice

3-2

Motion by: Lyle Cramer to leave the subdivision ordinance on the warrant and table it until the town meeting.

2nd by: John Shepard

4-1

Discussion on *Land Use Provisions*:

Bruce Cobb asked about light pollution, as he feels it is becoming a larger issue these days, and if it is applicable to this type of document?

Greg stated that Union does recognize the issues with light pollution. He used Dollar General and Union Fire Department as prime examples, stating that downfacing lights are being used to alleviate the problem in town. Grant reiterated, stating that down casting lights are now required.

John Gibbons has a concern pertaining to minimum lot sizes. He suggests having the town attorney at the June 4 meeting. He stated that regulations should be written so that everyone can clearly understand them, and that there is no confusion. John Shepard feels that the Planning Board should not be able to randomly determine lot sizes and feels uncomfortable with how they are currently written.

Motion by: Sarah Drickey to delay accepting land use provisions.

2nd by: Jim Justice

4-1

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Discussion on *Shoreland Zoning Provisions*:

John Shepard asked for an explanation by Grant on the changes. Grant gave a visual explanation between the changes on the existing map and the proposed map.

Motion by: John Shepard to approve shoreline zoning provisions

2nd by: Sarah Drickey

5-0

4. Close Public Hearing on the Land Use Ordinance Changes: 7:22 p.m.

Motion by: John Shepard

2nd by: Lyle Cramer

5-0

5. Public Comment:

6. Approve minutes of Tuesday, May 7, 2019:

Motion by: John Shepard

2nd by: Jim Justice

Discussion: John pointed out an incorrect spelling of a last name.

5-0

7. Sign Treasurer's Warrant dated Tuesday, May 21, 2019:

Motion by: Lyle Cramer to amend the fire warrant and the regular warrant.

2nd by: Jim Justice to amend with the exception of Androscoggin Bank.

5-0

8. Presentation by Revision Solar:

Kurt Penney was present from Revision Energy. Revision is the largest solar installer in New England. They are an employee-owned company with 275 people working out of five different locations, two of which are in Maine, with an office in Liberty. In business for 15 years, they are a Certified B2 Corporation, benefiting society and the environment, working toward clean and renewable energy throughout NE. Given three different sites to evaluate in Union, Revision is proposing a roof mount on the DPW garage. They feel the installation is less expensive than a ground mount, providing approximately 72,000 kw hours a year, with a value delivery estimated at \$ 0.16 per kwh. Kurt proposed and explained in detail a PPA with a Y7 buyout or an ownership program on a \$180,000.00 system.

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Discussion: John Gibbons asked the weight of each panel and the total weight after installation. Kurt stated 3.5 to 4 lbs. per square foot and approximately six tons after complete installation. John Shepard noted that the other two presenters indicated a 20 to 25-year time frame for the system, where Revision is predicting a 40-year life term. Kurt stated that they estimate the units will still have an 85% production rate at the 40-year mark. Jim asked how an ice storm would affect the system; if it would lose functioning ability. Kurt stated only if power is lost to the grid would power be lost to the roof. Jim also asked about a safety switch for the fire department. Kurt reassured that there is dual protection for the firemen, allowing them to shut off by means of a switch and at the string level.

Bruce Cobb asked if the town would be receiving full credit from CMP. Kurt indicated that the town office would be receiving a full net metered credit.

Josh White asked if over-production of power would induce unnecessary costs. Kurt stated that over-producing power would not be cost effective. All their systems can be tailor made to fit the town's needs. Mary Jane West asked if Chinese tariffs would change the rates. Kurt stated that it does, and they do take that into consideration, keeping a watchful eye on the fluctuations. Greg stated he would like to see statistics on the 40-year life term predictions.

9. Confirmation of Election Officials:

Richard Niles, Warden; Jay Feyler; Deputy Warden; Walter Ashworth, Deputy Warden.

Motion by: Jim Justice

2nd by: Lyle Cramer

5-0

10. Town Manager's Report:

Jay met with another adjuster; he will be pushing to get things done at the garage. At this point much depends on the structural engineer, as Jay is concerned about the timeline going into the winter months; potentially looking at mid-winter. He is currently working on alternatives for a makeshift garage, looking into renting a facility in Rockland, which insurance will cover.

A company from Lewiston will be conducting the air quality tests on the TerraStar. Jay found a PW truck in Freeport, just waiting for it to be released.

Following up with the LED streetlights, workers will be out in June measuring for GPS coordinates. Installation will be in the Fall.

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11. Other Business:

Jay stated the Board needs to decide what to do with the condemned property on 11 Browns Lane. Options: have it torn down or put it out to bid.

Motion by: Sarah Drickey to have it torn down and sell the land.

2nd by: John Shepard

2-2-1

Motion by: John Shepard to put it out to bid with a deadline date

2nd by: Jim Justice

Discussion: Lyle Cramer sees an issue with getting people to follow through and feels that legal fees could become expensive.

3-1-1

Jay stated there are overdue lunch accounts for Union students in all three schools. He suggested using \$610.36 from the I.C. Thurston Fund, which they are required to use for the worthy poor.

Motion by: Jim Justice to use I.C. Thurston Fund to cover the costs.

2nd by: Sarah Drickey

5-0

12. Selectmen's Report:

13. Future Agenda Items:

14. Adjourn:

Motion by: Lyle Cramer

2nd by: Jim Justice

5-0

Meeting adjourned at 8:58 p.m.

Respectfully submitted by,

Sandy Patrick
Secretary